035.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	964,600	/	964,600
USE VALUE:	964,600	/	964,600
ASSESSED:	964,600	/	964,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTE RICHARD A
Owner 2:	
Owner 3:	
Street 1:	61 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRILLANTE LOUIS P TRUSTEE -
Owner 2:	ARLINGTON/TAUNTON REALTY TR -
Street 1:	6 VICTORIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2576 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5157.000	550,200	600	413,800	964,600
Total Card	0.118	550,200	600	413,800	964,600
Total Parcel	0.118	550,200	600	413,800	964,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.46 /Parcel: 374.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	550,200	600	5,157.	413,800	964,600		Year end	12/23/2021
2021	104	FV	525,000	600	5,157.	413,800	939,400		Year End Roll	12/10/2020
2020	104	FV	525,100	600	5,157.	413,800	939,500	939,500	Year End Roll	12/18/2019
2019	104	FV	389,300	600	5,157.	439,700	829,600	829,600	Year End Roll	1/3/2019
2018	104	FV	389,300	600	5,157.	320,700	710,600	710,600	Year End Roll	12/20/2017
2017	104	FV	364,900	600	5,157.	279,300	644,800	644,800	Year End Roll	1/3/2017
2016	104	FV	364,900	600	5,157.	237,900	603,400	603,400	Year End	1/4/2016
2015	104	FV	324,800	600	5,157.	232,800	558,200	558,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLANTE LOUIS	1249-37		3/1/2002	Convenience	300,000	No	No		
	779-44		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2013	1357	Renovate	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/13/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
4/17/2009	Measured	372	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
3/27/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5157		Sq. Ft.	Site		0	80.	1.00	1			Med. Tr	-10					413,792						413,800	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 23995
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

!2838!

PRINT

Date	Time
12/29/21	22:07:57

LAST REV

Date	Time
04/02/19	14:41:37

apro

PAT ACCT.: 2838

USER DEFINED

Prior Id # 1:	23995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11839	Total SF/SM:	5157	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	413,792	Spl Credit		Total:	413,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05760872
Const Adj.:	0.98990101
Adj $ / SQ:	188.447
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675909
Depreciation:	125719
Depreciated Total:	550190

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

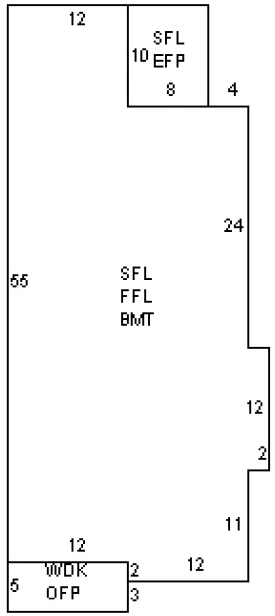
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.45
Special Features:	0	Val/Su Net:	136.73
Final Total:	550200	Val/Su SzAd	213.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,328	188.450	250,258
BMT	Basement	1,248	56.530	70,555
FFL	First Floor	1,248	188.450	235,182
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	60	43.560	2,613
WDK	Deck	60	15.840	950

Net Sketched Area: 4,024 | Total: 564,409

Size Ad 2576 | Gross Area 4024 | FinArea 2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1975	7.67	T	35.2	104			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600